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2 BILL NO. R-97-05- 14

3 RESOLUTION NO. R- 34-97
4

5 A RESOLUTION of the Common Council of the
6 City of Fort Wayne, Indiana setting forth the policy
7 of the City of Fort Wayne, Indiana, in regards to
8 Residentially Distressed Areas.

9
10 **WHEREAS**, the Fort Wayne Common Council is committed to revitalizing
11 central city neighborhoods; and

12 **WHEREAS**, persons who improve their property in the central city add to the
13 quality of life for all Fort Wayne residents; and

14 **WHEREAS**, adequate infrastructure exists in many central city areas to support
15 additional residential development; and

16
17 **WHEREAS**, residential development is not occurring in many central city areas,
18 in part because of the burden of increased property taxes on such development; and

19 **WHEREAS**, the Common Council finds that certain central city neighborhoods
20 are residentially distressed areas, in accordance with I.C. 6-1.1-12.1-2, as amended by the
21 Indiana General Assembly in 1995;
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2 **NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL**
3 **OF THE CITY OF FORT WAYNE, INDIANA:**

4 **SECTION 1.** The following area meets the criteria at I.C. 6-1.1-12.1-2(c):

5 A. McMillen Park Apartments: An area of approximately twenty-eight (28)
6 acres including contiguous rights-of-way except for McKinnie Avenue and Plaza
7 Drive. Legal description of private land encompassing McMillen Park
8 Apartments is Attachment A, map of McMillen Park Apartments is Attachment B.

9
10 **SECTION 2.** Documentation of the criteria necessary for designation as a
11 residentially distressed area is as follows:

12 A. A significant number of dwelling units within the area are not permanently
13 occupied or a significant number of parcels in the area are vacant land:

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15 1. McMillen Park Apartments has a total of 216 (one and two
16 bedroom) dwelling units. Approximate current vacancy is 75%
17 (approximately 162 vacant dwellings).

18 B. A significant number of dwelling units within the area are the subject of an
19 order issued under I.C. 36-7-9 or evidencing significant building
20 deficiencies:

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22 1. Architectural analysis of the McMillen Park Apartments
23 documents substantial rehabilitation needs. Visual analysis of the
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1 surrounding area indicates a large number of structural deficiencies.

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3 C. The area has experienced a net loss in the number of dwelling units or the
4 area is owned by Indiana or the United States:

5 1. The McMillen Park Apartments are located in Census Tract 40,
6 Block Groups 1 and 4. In 1980 there were approximately 841 dwelling
7 units in the area. In 1990, there were approximately 816 dwelling units.
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9 D. The area (plus any areas previously designated) does not exceed 10% of
10 the total area within the Fort Wayne Common Council Jurisdiction:

11 1. The total area under jurisdiction of the Fort Wayne Common
12 Council is 74.01 square miles. The previously designated area was 6.41
13 square miles. The McMillen Park Apartments is 0.04 square miles. With
14 the inclusion of McMillen Park Apartments the new total designated area
15 equals 6.45 square miles or 8.7% of the total jurisdiction.
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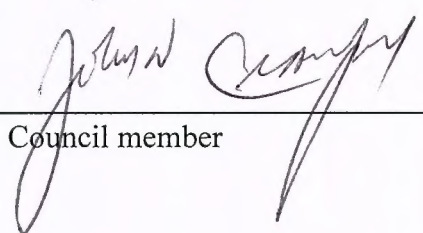
17 **SECTION 3.** That properties within the areas described herein are eligible for
18 abatement of all real property taxes attributable to construction which occurs after the
19 adoption of this resolution, as determined by the Allen County and Wayne Township
20 Assessors as prescribed by law, for a period of five years.
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22 **SECTION 4.** This resolution shall not be interpreted to affect any other legal or
23 administrative regulations governing improvements to real property, including but not
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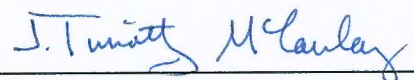
1 limited to the Allen County Building Code, the Historic Preservation Ordinance of the
2 City of Fort Wayne, and the Zoning Ordinance of the City of Fort Wayne.
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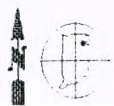
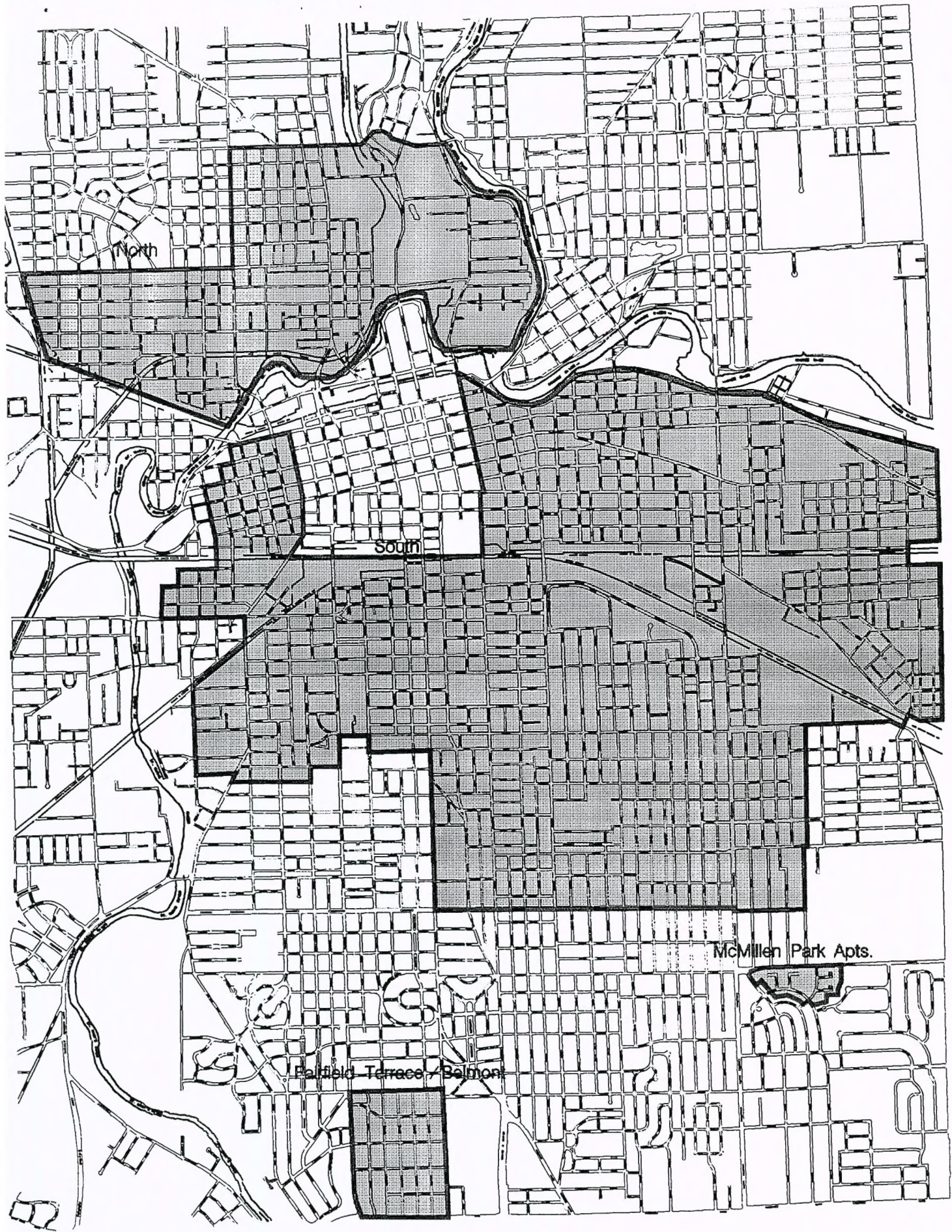
4 **SECTION 5.** That no deduction or abatement will be allowed under the terms of
5 this Resolution unless the dwelling is rehabilitated to meet the standards of the Allen
6 County Building Department, and that no deduction or abatement will be allowed if the
7 building is found to be in violation of the City's Safe Housing and Building Standards
8 Ordinance. Furthermore, the terms of this ordinance require that the dwellings are made
9 available to low and moderate income families at equitable rents as determined by the
10 United State Department of Housing and Urban Development and the Indiana Housing
11 Finance Authority.
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13 **SECTION 6.** That this Resolution shall be in full force and effect from and after
14 its passage and any and all necessary approval by the Mayor.
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18 
19 _____
20 Council member
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22 APPROVED AS TO FORM AND LEGALITY

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24 _____
25 J. Timothy McCaulay, City Attorney
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RESIDENTIALLY DISTRESSED AREAS



Read the first time in full and on motion by Crawford,
and duly adopted, read the second time by title and referred to the Committee on
Finance, (and the City Plan Commission for recommendation)
and Public Hearing to be held after due legal notice, at the Common Council Conference
Room 128, City-County Building, Fort Wayne, Indiana, on _____,
the _____ day of _____, 19____ at _____
o'clock _____ M., E.S.T.

DATED: 5-27-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,
and duly adopted, placed on its passage. PASSED LOST
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>			<u>3</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS				<u>✓</u>
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY				<u>✓</u>
LUNSEY				<u>✓</u>
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 6-10-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,
as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~

~~(ZONING)~~ ~~ORDINANCE~~ RESOLUTION NO. R-34-97
on the 10th day of June, 19 97

Sandra E. Kennedy ATTEST: Rebecca Perrie
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the
11th day of June, 19 97,
at the hour of 1:30 o'clock P, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day
of June, 19 97, at the hour of 9:00
o'clock A M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



MEMORANDUM

To: City Council

From: Division of Community and Economic Development

RE: Resolution for May 27th agenda

Date: May 19, 1997

Attached is a resolution for consideration by the City Council at the May 27th meeting. The resolution pertains to the redevelopment of the McMillen Park Apartments located in the sixth council district near the corner of McKinnie Avenue and S. Anthony Boulevard.

McMillen Park Apartments meets requirements set forth in I.C. 6-1.1-12.1-2 (c) to be eligible for designation as a Residentially Distressed Area. This resolution requests Council approval of this designation so that the new developer may seek tax abatement associated with new construction in these areas.

DIGEST SHEET

TITLE OF ORDINANCE: Designation of McMillen Park Apartments as a
Residentially Distressed Area.

DEPARTMENT REQUESTING ORDINANCE: Community and Economic
Development

SYNOPSIS OF ORDINANCE: Designates McMillen Park Apartments as
Residentially Distressed as defined in I.C. 6-1.1-12.1-2.

EFFECT OF PASSAGE: Developer of this redevelopment project can qualify
for tax abatement.

EFFECTIVE OF NON-PASSAGE: Could undermine the developer's continued
financial commitment to the redevelopment effort.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): None

ASSIGNED TO COMMITTEE (PRESIDENT): _____

Hold till 6-10-97

BILL NO. R-97-05-14

REPORT OF THE COMMITTEE ON FINANCE

JOHN N. CRAWFORD - DONALD J. SCHMIDT - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM
WAS REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council of
the City of Fort Wayne, Indiana setting forth the policy of the City of Fort
Wayne, Indiana, in regards to Residentially Distressed Areas

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
<u>John N. Crawford</u>	_____	_____	_____
<u>Donald J. Schmidt</u>	_____	_____	_____
<u>Robert J. Davis</u>	_____	_____	_____
<u>Robert A. B. C.</u>	_____	_____	_____
<u>Thomas H. Hume</u>	_____	_____	_____
<u>D. Schmidt</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED :

Sandra E. Kennedy
City Clerk